



MEMORANDUM

TO: HARB MEMBERS
FROM: AMY WOLDT JOHNSON
DATE: AUGUST 16, 2016
SUBJECT: AUGUST 16, 2016 MEETING AGENDA

The scheduled meeting of the Reading Historical Architectural Review Board will be held on Tuesday, August 16, 2016 at **6:30p.m. in the Penn Room** on the first floor of City Hall.

AGENDA

- 6:30 p.m.** Call to order. Reading of the minutes of previous meetings.
- 6:35 p.m. ITEM #1** **1245 Perkiomen Ave.**
Volos VI Properties, LLC, Owner
Composite Index Rating: 102
Review proposal for the construction of a 5,000 square foot playground at the south lawn, to include the installation of play equipment and a 6' high black powder coated Specrail Industrial aluminum fence in the style "S9-Storrs" to surround the playground.
- 6:50 p.m. ITEM #2** **1604 Bern St.**
Michael Gordon, Owner
Composite Index Rating: 82
Review proposal for the construction of a two story elevator tower at the western façade to consist of cement block construction with an EIFS finish in the color "Brite White" and to include the installation of gray asphalt architectural shingles to match the existing shingles on the main roof of the home.
- 7:05 p.m. ITEM #3** **729 N. 4th St.**
Adele Wallace, Owner
Composite Index Rating: 78



- Review proposal for the restoration of the first floor rear enclosed porch.
- 7:20 p.m. ITEM #4** **413 Douglass St.**
Tadd Casner, Owner
Composite Index Rating: 90
Review proposal for the installation of rolled rubber roofing or rolled asphalt roofing at the first floor front porch roof.
- 7:35 p.m. ITEM #5** **520 Oley St.**
Jennifer Fox, Owner
Composite Index Rating: 100
Review proposal for the installation of a half-lite entrance door with a leaded glass window; installation of a full glass storm door; installation of ceramic tile at the first floor front porch (violation – work has been completed).
- 7:50 p.m. ITEM #6** **1164 Perkiomen Ave.**
Richard Kuo, Owner
Composite Index Rating: 82
Review proposal for the replacement of the original first floor storefront window system (violation – work has been completed).
- 8:05 p.m. ITEM #7** **500 Buttonwood St.**
Timothy King, Owner
Composite Index Rating: 68
Review proposal for the installation of one 34" x 36" projecting sign to be mounted on a wrought iron bracket, to be located at the northern façade; installation of one 30" x 36" wall mounted sign to be located at the western façade, north of the first floor front window.
- 8:20 p.m. ITEM #8** Review applications approved by staff:
- a. 445 Oley St., Alex Betances, Owner
Repair of the front porch roof structure including the fascia, box beam, soffit and beadboard ceiling in kind, and painting of exterior surfaces.
 - b. 525 Minor St., JIL Enterprise, Owner
Replacement of the existing wood stockade fence at the eastern (rear) property line in kind.
 - c. 421 Windsor St., Holy Spirit Lutheran Church, Owner
Painting of exterior surfaces.

- d. 1200 Franklin St., Paulino Trevino, Owner
Painting of exterior surfaces in kind.
- e. 720 N. 5th St., Jose & Ana Caicedo, Owners
Replacement of rotted wood soffit, molding, and dentils in kind at the first floor front porch and painting of exterior surfaces.
- f. 522 Oley St., Jose & Jasmin Urena, Owners
Painting of exterior surfaces at the first floor front porch.

8:25 p.m.

Other Business

- Preservation Officer's Report on Action Items:
 - 732 Madison Ave. – Court Hearing held March 30, 2015. The Preservation Officer is working with the owner regarding compliance.
 - 612 Franklin St. – Emergency removal of stucco complete – reapplication of stucco not complete. Staff discussed the issue with the City's Law Office and they are investigating.
 - 108 S. 6th St. – Vinyl window installed incorrectly in the bay window at the southern façade. Staff has sent a compliance letter.
 - 253 N. 5th St. – Demolition by Neglect, Property Maintenance Violation. The City Codes Office has installed black painted plywood in the window openings to help protect the building. Plans for interior renovations were approved by the Building and Trades Office on December 10, 2015.
 - 34 N. 11th St. – Standing seam roof approved by HARB but has ridges. Staff to investigate whether what was installed was approved by the HARB.
 - 842 Centre Ave. – Contractor was to investigate and report on the condition of the original façade material beneath the existing siding before new siding was installed. Staff is to investigate.
 - 450 S. 7th St. – Owner was to complete the replacement of vinyl windows with Trimline, two over two, double hung primed wood windows with a simulated divided light. Staff has sent a compliance letter.
 - 306 S. 5th St. – City Council denied the owner's appeal on November 24th and the restoration of the front façade was to be completed within 180 days from Nov. 24th as per Council Res. No. 127-2014.

Work has not been completed to date. Staff has sent a compliance letter.

- 927 N. 4th St. – A temporary repair of the original terra cotta tiled roof was approved by the HARB for 100 days remains in place. Staff is to contact the roofing contractor to determine status.
- 947 N. 4th St. – Staff to investigate whether the approved installation of vinyl siding at the bay window and rear of the home was done correctly.
- 941 N. 4th St. – The original cedar shake shingles on the bay window were to be replaced in kind but instead were replaced with 3” vinyl siding in a cypress color which was not approved by the HARB. Staff is to contact the contractor and if necessary, send a violation letter.
- 406 Douglass St. – The roof constructed in violation over the rear entrance was not approved as per HARB Resolution 92-14. However, the owner proceeded to complete the construction of the roof. A violation letter has been sent and there has been no response by the owner. Staff is to cite the property owner.
- 200 N. 5th St. – The green marble trim below the storefront window on the southern façade has been altered inappropriately and is not compliant with Resolution 91-14. A compliance letter has been sent. The transom over the first floor window has been painted as per Resolution 14-14 however work has not been completed as per Resolution 91-14. Staff has begun the citation process.
- 733 Madison Ave. – The first floor front window remains in violation as per HARB Resolution No. 42-15 and City Council Resolution No. 113-2014. Staff is to send compliance letter.
- 407 S. 6th St. – Work was not completed to HARB specifications. The Board concurred that the undertaken work may be approved if slightly modified. Staff is to discuss the removal of the installed medallions below the storefront window with the contractor.
- 412 Windsor St. – Front entrance door remains in violation. Owner has submitted a proposed door that is appropriate. Staff is to work with owner to obtain compliance.

- 450 Douglass St. – Replacement windows installed on all facades remain in violation. A compliance letter has been sent. Owner was denied request for an extension on July 19, 2016. A formal letter with the HARB Resolution denying the request was sent on 8/12/16.
 - 833 Rose St. – First floor entrance door remains in violation from prior HARB resolution. A compliance letter was sent and returned as undeliverable. Staff has sent a compliance letter.
 - 835 Rose St. – Vinyl windows were installed at the first floor front façade in violation, the HARB denied the installed work, the owner appealed the HARB decision to City Council, City Council upheld the HARB decision. Restoration of the original wood windows has not been completed to date as per HARB Res. No. 68-15. Staff is to send a compliance letter.
 - 837 Rose St. – Entrance steps constructed in violation, work has not been completed as per HARB Res. No. 74-15. Staff is to send a compliance letter.
 - 533 Penn St. – Installation of signage not completed as per HARB Res. No. 79-15. Additional signage has been installed without approval. Staff is to send a violation letter to the owner to request that the applicant return to the Board for the review of the installed signage.
 - 21 S. 5th St. – The 90 day extension period for the temporary plywood covering of the dormer windows has expired and the plywood remains. Staff has been in contact with the owner's lawyer and there are issues with the contractor that are being addressed before the work can begin.
- Board members report on HARB resolutions.
 - Education and Outreach Committee Report.
 - Policy Committee Report.

9:00 p.m.

Adjournment

H:\CDPlan\COMMDEV\Planning Office Files\Amy\HARB\Harb Agenda August 16, 2016.doc